



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

October 19, 2016

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Hacienda Heights Car Wash, LLC
6404 Wilshire Blvd., Suite 930
Los Angeles, CA 90048

**Regarding: PROJECT NUMBER R2015-01529-(4)
ZONE CHANGE NUMBER 201500009
CONDITIONAL USE PERMIT NUMBER 201500062
15734 GALE AVENUE, HACIENDA HEIGHTS**

Dear Applicant:

The Regional Planning Commission, by its action of October 19, 2016, is recommending **APPROVAL** of the above described legislative Zone Change matters to the Los Angeles County Board of Supervisors and approved Conditional Use Permit. The attached documents contain the Regional Planning Commission's findings and conditions relating to the this action. Please carefully review each condition.

Please be advised that all permits associated with the legislative matter are automatically called up for review by the Board of Supervisors. Therefore, final action has not been taken on these matters and no appeal is available at this stage. The Executive Office of the Board of Supervisors will provide notice of a future public hearing on this matter.

For further information pertaining to these approvals and approval recommendation, please contact Kristina Kulczycki in the Zoning Permits North Section at (213) 974-6443 or e-mail at kkulczycki@planning.lacounty.gov.

Sincerely,

Richard J. Bruckner
Director

Robert Glaser, Supervising Regional Planner
Zoning Permits North Section

Enclosures: Findings and Conditions
c: BOS; DPW (Building and Safety); Zoning Enforcement

RG:KK

**FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01529-(4)
ZONE CHANGE NO. 201500009
CONDITIONAL USE PERMIT NO. 201500062**

1. The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500062 ("CUP") on October 19, 2016. The CUP was heard concurrently with Zone Change No. 201500009 ("Zone Change").
2. The permittee, Hacienda Heights Car Wash LLC ("permittee"), requests the Project Permits to authorize the demolition of the existing car wash building and to establish a development program for the construction and operation of a new automatic car wash with energy and water-efficient technology ("Project") on a property located at 15734 Gale Avenue in the unincorporated community of Hacienda Heights ("Project Site").
3. The CUP is a request to authorize the construction, operation, and maintenance of a new automatic car wash in the C-3-DP (General Commercial – Development Program) Zone. The CUP will condition the Development Program (–DP) of the C-3-DP Zone to ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
4. The Zone Change is a related request to amend the Project Site's zoning from Zone C-2 (Neighborhood Business) to Zone C-3-DP (General Commercial-Development Program).
5. The approval of the CUP will not become effective unless and until the Board of Supervisors has approved the Zone Change, and it has become effective.
6. The Project Site is 0.49 gross acres (0.38 net acres) in size and consists of one legal lot. The Project Site is rectangular in shape and is developed with an automatic car wash.
7. The Project Site is located in the Hacienda Heights Zoned District and is currently zoned C-2 (Neighborhood Business).
8. The Project Site is located within the General Commercial land use category of the 2011 Hacienda Heights Community Plan Land Use Policy Map.
9. Surrounding zoning within a 500-foot radius includes:

North: R-1 (Single-Family Residence), C-2, and CPD (Commercial Planned Development)

South: R-1, R-1-6000 (Single-Family Residence - 6,000 Square Feet Minimum Required Lot Area), and C-2
East: C-2
West: R-1, C-1 (Restricted Business), C-2, and C-2-BE (Neighborhood Business – Billboard Exclusion)

10. Surrounding land uses within a 500-foot radius include:

North: Single-family residential, a restaurant, retail, commercial, medical offices, business offices, a gas station, auto repair, and a liquor store
South: Single-family and multi-family residential, churches, parking, restaurants, retail, medical offices, and auto sales
East: A gas station with car wash, restaurants, and retail
West: Single-family and multi-family residential, retail, parking, a restaurant, commercial, medical offices, business offices, and an animal hospital

11. The subject property was zoned C-4 (Restricted Commercial) in 1955 and was rezoned to C-3-BE in 1982. In 2011, the property was rezoned to C-2 as part of the adoption of the 2011 Hacienda Heights Community Plan. According to Assessor records, the building was constructed in 1965.

12. The site plan for the Project depicts a new 2,683-square-foot automatic car wash with an ingress-only entrance near the northwestern corner of the Project Site, an opt-out exit near the southern property line before the entrance to the car wash tunnel, and a second driveway near the northeastern corner of the site. There is a parking lot east of the car wash building and each parking stall has a vacuum adjacent to it. Two short-term bike parking spaces are accommodated near the front of the building and two long-term bike parking spaces are located inside the building.

13. The Project Site is accessible via Gale Avenue. Primary access to the car wash will be via an entrance on Gale Avenue in the northwestern corner of the lot which allows for an on-site queueing area that accommodates at least nine vehicles. There is a second entrance located in the northeastern corner of the lot which provides ingress and egress to the property from Gale Avenue.

14. The Project will provide a total of 13 standard-sized parking spaces including one Americans with Disabilities Act ("ADA")-compliant space.

15. On July 20, 2015, prior to the Commission's public hearing on the Project, a representative of the property owner, Mr. Ahmad Ahmadi, presented the project to the Hacienda Heights Improvement Association ("HHIA"). In response to the presentation, the HHIA submitted a letter in support of the project to the Department of Regional Planning ("Regional Planning").

16. The County Department of Public Works ("Public Works") has provided recommended conditions of approval, which are included in the Project's conditions. The County Fire Department ("Fire Department") has cleared the project for hearing

because the Project will provide adequate fire access, water flow, and fire suppression technology. The County Department of Public Health ("Public Health") recommends approval of the Project with restricted hours of operation for the air forced blower. This restriction is reflected in the Project's conditions.

17. Prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, staff from Regional Planning determined that a Negative Declaration was the appropriate environmental document for the Project because the Initial Study concluded that there was no substantial evidence that the Project would result in a significant impact on the environment.
18. Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
19. Prior to the Commission's public hearing, Regional Planning staff received a letter in support of the project from HHIA. No other correspondence was received from the public regarding the Project.
20. A duly noticed public hearing was held on October 19, 2016 before the Commission. Commissioners Smith, Louie, Shell, Pedersen, and Modugno were present. Following a presentation by staff, the applicant and his representative presented testimony in favor of the request. There being no further testimony, the Commission closed the public hearing, adopted the Negative Declaration, approved the Conditional Use Permit, and recommended approval of the Zone Change to the Board of Supervisors.
21. The Commission finds that the Project is consistent with the goals and policies of the 2015 Countywide General Plan ("General Plan"). There are policies in the General Plan that encourage a diverse range of commercial and retail services to meet both regional and local needs (Policy LU 5.2) and direct businesses to adopt environmentally-sensitive, sustainable designs and practices (Policies LU 10.4 and LU 11.1). The Project follows these policies by providing a service to the community and will improve the site by using more energy and water-efficient technology.
22. The Commission finds that the Project, including the proposed Zone Change, is consistent with the goals and policies of the 2011 Hacienda Heights Community Plan ("Community Plan"), a component of the General Plan, based on the following. The General Commercial land use designation is intended for local-serving commercial businesses and service establishments. With the approval of the CUP, the subject property will continue to provide the car wash service to the local community while maintaining consistency with the surrounding properties by adhering to the C-2 Zone development standards. The Zone Change and General

Commercial land use category both promote the use of the site for commercial businesses.

23. The Commission finds that with the Zone Change, the Project is consistent with the C-3-DP zoning classification. Automatic car washes are permitted by-right in the C-3 Zone. The development program will authorize the site to continue to be used as an automatic car wash, but will also allow uses that are permitted in the C-2 Zone. Additionally, the development program will ensure consistency with the neighborhood by restricting the development standards to those listed in the C-2 Zone, including building height and signage requirements.
24. The Commission finds that the proposed development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area. The development program will ensure that the automatic car wash remains compatible with the surrounding uses by requiring that the Project and future entitlements adhere to the C-2 Zone development standards listed in Section 22.28.170 of the County Code. The development program also restricts the use of the site to an automatic car wash and, for future entitlements, only authorizes uses that are permitted in the C-2 Zone (Sections 22.28.130 through 22.28.160 of the County Code) subject to the same conditions and limitations, including auxiliary and transitional uses. Other by-right uses permitted in the C-3 Zone (Sections 22.28.180 and 22.28.190) that are not permitted in the C-2 Zone will require an approved conditional use permit with a separate environmental review.
25. There is an existing car wash on the subject property, but it is in disrepair and includes old technology. The new car wash will provide a cleaner, updated site with new landscaping. Additionally, the new car wash will utilize new technologies that include energy and water-efficient systems. Based on the foregoing, the Commission finds that the proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
26. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area. The site must include at least 1,676 square feet of landscaping and 1,782 square feet of landscaping is proposed. Eleven parking spaces are required and 13 are proposed, including one ADA-compliant space. The maximum permitted building height is 35 feet in the C-2 Zone and 13 times the buildable area in the C-3 Zone. The maximum height of the proposed building is 24 feet and nine inches. The proposed project complies with all required development standards.

27. The Project Site is accessible from Gale Avenue which is an existing Secondary Highway, as designated by the Master Plan of Highways, and is a proposed Class II Bike Path according to the Master Plan of Bikeways. Furthermore, the site will continue to be used as an automatic car wash. Therefore, there will be no significant change in traffic impacts from the subject site. Based on the foregoing, the Commission finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
28. There were several zone changes authorized concurrently with the adoption of the 2011 Hacienda Heights Community Plan including rezoning the Project Site from C-3-BE to C-2. With the rezone, the existing automatic car wash became legal nonconforming as this use is not permitted in the C-2 Zone. In order to construct a new energy-efficient car wash in place of the existing car wash, a zone change to the C-3-DP Zone is required. Therefore, the Commission finds that modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
29. The proposed project is necessary in order to continue to provide this service to the community and to help ensure the continuing financial viability of the business. The demolition and reconstruction of the car wash will require a zone change because the C-2 Zone does not allow automatic car washes. Therefore, the Commission finds that a need for the proposed zone classification exists within the area or district under consideration.
30. Gale Avenue is a commercial corridor that intersects with Hacienda Boulevard, another commercial corridor, approximately 200 feet east of the Project Site. Furthermore, there is an existing automatic car wash located on the Project Site. Therefore, the Commission finds that particular property under consideration is a proper location for said zone classification within the area or district under consideration.
31. The Project Site is buffered by other commercially-zoned properties and was previously zoned C-3-BE. The development program will authorize the continued use of the property for an automatic car wash and will also allow for the use of the site for any use permitted in the C-2 Zone. Based on the foregoing, the Commission finds that placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
32. The Commission finds that pursuant to Sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Hacienda Heights Library. On August 31, 2016, a total of 51 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as six notices to those on the courtesy

mailing list for the Hacienda Heights Zoned District and to any additional interested parties.

33. The Commission finds that the permittee is subject to payment of the California Department of Fish and Wildlife fees related to the Project's effect on wildlife resources pursuant to Section 711.4 of the California Fish and Game Code.
34. After consideration of the Negative Declaration, together with the comments received during the public review process, the Commission finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the Negative Declaration reflects the independent judgment and analysis of the Commission.
35. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits North Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

Regarding the Conditional Use Permit:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The development program provides necessary safeguards to insure completion of the proposed development by the applicant forestalling substitution of a lesser type

of development contrary to the public convenience, welfare or development needs of the area.

Regarding the Zone Change:

- F. Modified conditions warrant a revision in the zoning plan as it pertains to the area or district under consideration.
- G. A need for the proposed zone classification exists within the area or district under consideration.
- H. The particular property under consideration is a proper location for said zone classification within the area or district under consideration.
- I. Placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice.
- J. The proposed zone change is consistent with the adopted general plan for the area.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Certifies that the Negative Declaration for the Project was completed in compliance with CEQA and the State and County Guidelines related thereto; certifies that it independently reviewed and considered the Negative Declaration and that the Negative Declaration reflects the independent judgment and analysis of the Commission as to the environmental consequences of the Project; determined that on the basis of the whole record before the Commission that there is no substantial evidence that the Project will have a significant effect on the environment; and adopts the Negative Declaration; and
2. Approves Conditional Use Permit No. 201500062 with the development program, subject to the attached conditions; and
3. Recommends approval of Zone Change No. 201500009 to the Board of Supervisors for a legislative action, subject to the attached conditions.

ACTION DATE: October 19, 2016

VOTE: 5:0:0:0

Concurring: Smith, Louie, Shell, Pedersen, Modugno

Dissenting: 0

Abstaining: 0

Absent: 0

PROJECT NO. R2015-01529-(4)
ZONE CHANGE NO. 201500009
CONDITIONAL USE PERMIT NO. 201500062

FINDINGS
PAGE 8 OF 8

RG:KK
10/19/16

c: Chief Executive Office, Each Commissioner, Building and Safety, Zoning Enforcement

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-01529-(4)
CONDITIONAL USE PERMIT NO. 201500062**

PROJECT DESCRIPTION

The project is to authorize the establishment and implementation of a development program to authorize the demolition of the existing car wash and the construction, operation, and maintenance of an automatic car wash facility, in conjunction with a zone change from the C-2 (Neighborhood Business) Zone to the C-3-DP (General Commercial-Development Program) Zone, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until Zone Change No. 201500062 ("Zone Change") is effective; the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant; and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10 and 11. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 5, 6 and 11 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. Approval of this grant for the purposes of the construction, operation, and maintenance of the automatic car wash facility shall not become effective until the Zone Change is approved by the County Board of Supervisors ("Board") and the Zone Change become effective.
5. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate

reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

6. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

7. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund

provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Within five (5) working days from the day after your appeal period ends, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination (NOD) for this project and its entitlements in compliance with Section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to Section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in Section 711.4 of the Fish and Game Code, currently \$2,285.00 (\$2,210.00 for a Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
13. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
14. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
15. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
16. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.

17. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

18. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning within 60 calendar days from the effective date of the permit.
19. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE SPECIFIC CONDITIONS

20. This grant shall authorize a new development program that includes the demolition of the existing car wash as well as the construction, operation, and maintenance of a new automatic car wash facility.
21. The subject property shall be limited to use as an automatic car wash, or those uses permitted in the C-2 Zone, under the same limitations and conditions, including auxiliary and transitional uses.
22. Any proposed alterations to the project site shall adhere to the development standards required for projects in the C-2 Zone:
 - A. Not to exceed 90 percent of the net area shall be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers, and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.
 - B. There shall be parking facilities as required by Part 11 of Chapter 22.52.
 - C. A building or structure shall not exceed a height of 35 feet above grade, excluding signs which are permitted by Part 10 of Chapter 22.52, chimneys, and rooftop antennas.

D. Outside Display. Except for the following uses, all display in Zone C-2 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit:

- i. Automobile sales, limited to automobiles and trucks under two tons held for sale only.
- ii. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.
- iii. Carnivals, temporary.
- iv. Christmas trees and wreaths, the sale of.
- v. Crops—field, tree, bush, berry and row, including nursery stock.
- vi. Electric distribution substations.
- vii. Gas metering and control stations, public utility.
- viii. Parking lots.
- ix. Restaurants and other eating establishments including food take-out, subject to the standards specified by subsection G of Section 22.28.070.
- x. Signs, outdoor advertising.

E. Outside Storage. No outside storage shall be permitted in Zone C-2.

F. Secondhand stores.

- i. A residential use, accessory or otherwise, is prohibited on the same lot as a secondhand store, unless the residential use is within a mixed-use development that has a secondhand store and otherwise complies with Part 18 of Chapter 22.52;
- ii. The areas of a secondhand store for donation drop-off, sorting, storing, and distributing shall be located entirely within an enclosed building; and
- iii. A secondhand store shall post one wall sign, with a minimum of one square foot and a maximum of four square feet of sign area, notifying the public that donation drop-offs to the secondhand store during non-business hours are prohibited. The sign area for this wall sign shall not be included in calculating the maximum wall sign area permitted for the secondhand store under Section 22.52.880.A.

G. Ambulance Emergency Services Facilities. No more than two ambulances may be on site at any one time and a designated parking space shall be provided for each ambulance on site.

23. The hours of operation for the automatic car wash facility and dryer unit shall be limited to 7:00 a.m. to 8:00 p.m., Monday through Sunday. Section 12.08.450 of the Noise Ordinance limits the operation of forced air blowers between the hours of 7:00 a.m. to 8:00 p.m.

24. There shall be at least one attendant available on-site during regular operating hours of the car wash.

25. The permittee shall comply with all conditions set forth in the attached County Public Works Department letter dated August 31, 2016.
26. The permittee shall comply with all conditions set forth in the attached County Public Health Department letter dated November 6, 2015.
27. The permittee shall comply with all conditions set forth in the attached County Fire Department letter dated October 20, 2015.

Attachments:

Public Works Department Letter dated August 31, 2016
Public Health Department Letter dated November 6, 2015
Fire Department Letter dated October 20, 2015



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

August 31, 2106

IN REPLY PLEASE

REFER TO FILE: LD-2

TO: Maria Masis
Zoning Permits East Section
Department of Regional Planning

Attention Kristina Kulczycki

FROM: Art Vander Vis
Land Development Division
Department of Public Works

PLAN NO. RCUP-201500062
PROJECT NO. R2015-01529
15734 GALE AVENUE
ASSESSOR'S MAP BOOK NO. 8218, PAGE 22, PARCEL NO. 2
UNINCORPORATED COUNTY COMMUNITY OF HACIENDA HEIGHTS

Thank you for the opportunity to review the site plan and zoning permit application for the project located at 15734 Gale Avenue in the unincorporated County community of Hacienda Heights. The applicant is requesting authorization for a CUP to allow the use and the construction of an automated car wash facility in the C-2 Zone. The site contains an existing automated car wash facility that will be demolished and a new car wash with energy-efficient techniques will be constructed.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Road

- 1.1 Construct driveway approaches at the site on Gale Avenue to comply with current Americans with Disabilities Act guidelines. Relocate any affected utilities.
- 1.2 Close the unused driveways with standard curb, gutter, and sidewalk along the property frontage on Gale Avenue.

- 1.3 Construct drainage devices (parkway drains/curb drains) at the site and execute a drainage covenant for the maintenance of the devices to the satisfaction of Public Works.
- 1.4 Plant street trees along the property frontage on Gale Avenue to the satisfaction of Public Works. Please contact Public Works' Road Maintenance Division, Maintenance District 1 office, at (626) 968-3312 to obtain information regarding the desirable tree species to be planted along the property frontage.
- 1.5 Submit street improvement plans and acquire street plan approval prior to grading/drainage or building permit issuance as applicable.
- 1.6 Execute an Agreement to Improve for the street improvements prior to issuance of a building permit.

For questions regarding the road conditions, please contact Ruben Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

2. Grading and Drainage

- 2.1 Submit a grading/drainage plan, as appropriate, for approval to the satisfaction of Public Works. The grading plans must show and call out the construction of at least all drainage devices and details and paved driveways and the elevation and drainage of all pads, the water quality devices, and Low-Impact Development (LID) features. The applicant is required to show and call out all existing easements on the grading plan and obtain the easement holder approvals.
- 2.2 Per County Code Section 12.84.440, comply with LID standards in accordance with the LID Standards Manual, which can be found at <http://dpw.lacounty.gov/idd/lib/fp/Hydrology/Low%20Impact%20Development%20Standards%20Manual.pdf>.
- 2.3 Provide a maintenance agreement/covenant for privately maintained drainage devices.
- 2.4 Obtain soil/geology approval of the drainage/grading plan from Public Works' Geotechnical and Materials Engineering Division.

For questions regarding the grading and drainage condition Nos. 2.1, 2.3, and 2.4, please contact Mr. Cruz of Public Works' Land Development Division at (626) 458-4910 rcruz@dpw.lacounty.gov.

For questions regarding the grading and drainage condition No. 2.2, please contact Michele Chimienti of Public Works' Land Development Division at (626) 458-4921 or mchimien@dpw.lacounty.gov.

3. Water

3.1 The applicant shall comply with the requirements as stipulated by the attached Will Serve letter dated November 5, 2015, issued by the San Gabriel Valley Water Company. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter and abide by all requirements of the water purveyor.

For questions regarding the water condition please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458-4921 or tkhalkh@dpw.lacounty.gov.

4. Environmental Programs

4.1 Submit plans for the installation, modification, or removal of underground storage tanks (Los Angeles County Code [LACC] Title 11, Division 4), industrial waste treatment or disposal facilities (<http://dpw.lacounty.gov/epd/IndustrialWaste/index.cfm>), and/or storm water treatment facilities (<http://dpw.lacounty.gov/epd/Stormwater/inspection.cfm>). Environmental Programs Division must be contacted for required approvals and operating permits. Specific industry types will also be subject to registration and inspections related to implementation of best management practices to prevent stormwater-related pollution (LACC Title 12, Chapter 12.80). Contact Public Works' Environmental Programs Division at (626) 458-3517 for more permit information.

4.2 Submit a Recycling and Reuse Plan for review and approval to Environmental Programs Division. All construction, demolition, and grading projects in the unincorporated County areas are required to recycle or reuse a minimum of 50 percent of the construction and demolition debris generated by weight per the County Construction and

Maria Masis
August 31, 2016
Page 4

Demolition Debris Recycling and Reuse Ordinance. Visit <http://dpw.lacounty.gov/epd/CD/resources.cfm> or call (626) 458-3564 for the list of approved construction and demolition debris recycling facilities.

- 4.3 Comply with the California Green Building Standards Code for the recycle/reuse at least 65 percent of the debris generated by the project. Visit <http://dpw.lacounty.gov/epd/CD/resources.cfm> or call (626) 458-3564 for the list of approved construction and demolition debris recycling facilities.

For questions regarding the environmental programs comments, please contact Nilda Gemeniano of Public Works' Environmental Programs Division at (626) 458-5184 or ngemenia@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Mr. Cruz of Public Works' Land Development Division at (626) 458-4910 or rcruz@dpw.lacounty.gov.

AM:tb

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SAN GABRIEL VALLEY WATER COMPANY

November 5, 2015

Mr. Rafael Shpelfogel
Hacienda Heights Car Wash, LLC
6404 Wilshire Blvd., #930
Los Angeles, CA 90048

Subject: 15734 Gale Avenue
Hacienda Heights, CA

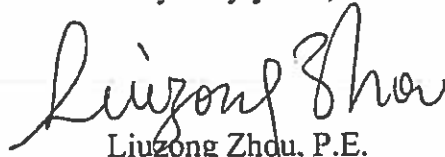
Dear Mr. Shpelfogel:

San Gabriel Valley Water Company ("San Gabriel") is a public utility regulated by the State of California Public Utilities Commission (the "Commission"). The subject property is located entirely within San Gabriel's service area as authorized by the Commission, and San Gabriel has sufficient water resources available to supply water service to the property.

Please contact the fire department and obtain and provide us with the fire department's written fire flow requirements for your property as soon as possible. That information will enable us to determine if existing water distribution facilities are adequate or if new facilities must be designed and installed to provide water service to your property. Before San Gabriel can install such facilities or commence water service, you will need to complete the appropriate applications, agreements, and necessary financial arrangements in accordance with San Gabriel's tariff schedules and rules filed with and approved by the Commission.

If you have any questions or need additional information, please contact me at (909) 201-7347 or via e-mail at lzzhou@sgvwater.com.

Very truly yours,



Liuzong Zhou, P.E.
Senior Engineer

LZZ:cph

ENGINEERING DEPARTMENT

15966 ARROW ROUTE • FONTANA, CALIFORNIA 92335 • (909) 201-7375 • Fax (909) 201-7377



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, M.D., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Deputy Director for Health Protection

TERRI S. WILLIAMS, REHS
Acting Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91708
TEL (828) 430-5100 • FAX (828) 813-3000

www.publichealth.lacounty.gov

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November 6, 2015

TO: Kristina Kulczycki
Senior Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA
Environmental Health Division
Department of Public Health

M.T.

SUBJECT: CUP Consultation
PROJECT NO. R2015-01529/ CUP 201500062
Hacienda Car Wash
15734 Gale Avenue, Hacienda Heights

- ☒ Public Health recommends approval of this CUP.
☐ Public Health does **NOT** recommend approval of this CUP.

The Department of Public Health-Environmental Health Division has reviewed the information provided for the project identified above. The CUP request is to replace an existing automatic car wash with a new car wash with a new circulation pattern and more energy-efficient techniques used in its operation.

The Department recommends approval of the CUP with the condition stated in the Noise section.

Potable Water Supply

The proposed car wash is in the jurisdiction of a municipal water company (San Gabriel Valley Water Company). The car wash shall remain connected to public water for its source of potable water. A will current serve letter has been submitted to this Department ensuring water service.

Wastewater Disposal

The proposed car wash will be connected to the public sewer.

Noise

Staff from Toxics Epidemiology Program conducted a site area visit, and reviewed the initial study, documents provided by Regional Planning for the subject property. The applicant proposes to rebuild an existing carwash.

We concur with the initial study's findings that the noise impacts associated with project are anticipated to be less than significant with adherence to Title 12 LA County Noise standards. The ambient noise standards are not expected to be substantially increased given the existing car-wash operation and surrounding land use. We do not expect the noise levels from car-wash and other operations to exceed noise standards contained in Title 12, chapter 12.08 (LA County Code) at sensitive/residential receptors during day time use. The residential receptors are not located adjacent to the site and existing boundary walls, and adjacent structures would shield some of the noise. The proposed project is compatible with surrounding land use.

Condition of approval:

The project shall adhere to the requirements contained in the LA County Noise Control Ordinance Title 12. According to Title 12 section 12.450, the operation of *air forced blowers* in tunnel car washes is prohibited between the hours of 8:00 pm and 7:00 am.

For questions regarding the above section, please contact Robert Vasquez or Evenor Masis at (213) 738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me at (626) 430-5380 or mtsiebos@ph.lacounty.gov.



**COUNTY OF LOS ANGELES FIRE DEPARTMENT
FIRE PREVENTION DIVISION**

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

PROJECT: R2015-01529

MAP DATE: 09/28/2015

LOCATION: 15734 Gale Avenue, Hacienda Heights

PLANNER: Kristina Kulczycki

REVISED CONDITIONS: Supersedes Fire Dept. Comments Dated 09/17/2015

THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL.

1. Once the proposed project has been approved during the public hearing process, submit a minimum of three (3) copies of the water plans indicating the new fire hydrant locations to the Fire Department's Land Development Unit for review. The required public fire hydrants shall be installed prior to construction of the proposed building.
2. The Building Plans for the proposed building are required to be submitted and approved prior to construction by the Fire Department's Building Plan Check Unit in Commerce, (323) 890-4125. Additional requirement may be required.

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Department vehicular access roads shall be labeled as "Private Driveway and Fire Lane" on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Department vehicular access roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. All fire lanes shall be clear of all encroachments, and shall be maintained in accordance with the Title 32, County of Los Angeles Fire Code.
4. The edge of the fire access roadway shall be located a minimum of 5 feet from the building or any projections there from.



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PLANNER: Kristina Kulczycki

5. The Fire Apparatus Access Roads and designated fire lanes shall be measured from flow line to flow line.
6. Provide a minimum unobstructed width of 26 feet, exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Department vehicular access to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.2
7. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
8. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3
9. A minimum 5 foot wide approved firefighter access walkway leading from the fire department access road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
10. Fire Apparatus Access Roads shall not be obstructed in any manner, including by the parking of vehicles, or the use of traffic calming devices, including but not limited to, speed bumps or speed humps. The minimum widths and clearances established in Section 503.2.1 shall be maintained at all times. Fire Code 503.4
11. Traffic Calming Devices, including but not limited to, speed bumps and speed humps, shall be prohibited unless approved by the fire code official. Fire Code 503.4.1



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
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PROJECT: R2015-01529 MAP DATE: 09/28/2015
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12. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 48 inches from the top of the parapet to the roof surface on more than two sides. Fire Code 504.5
13. Approved building address numbers, building numbers or approved building identification shall be provided and maintained so as to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1

CONDITIONS OF APPROVAL – WATER SYSTEM

1. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department Regulation 8.
2. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
3. The required fire flow for the public fire hydrants for this project is 1500 gpm at 20 psi residual pressure for 2 hours. Two (2) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. Fire Code 507.3 & Appendix B105.1
4. Install one (1) public fire hydrant as noted by the Fire Department on the site plan.

For any questions regarding the report, please contact FPEA Wally Collins at (323) 890-4243 or at Wally.Collins@fire.lacounty.gov.

